



C1-4

MEMORANDUM

TO: Dave Anderson, Chair
Members of the Planning Commission

FROM: Francis Reilly, Planning and Development Review, 947-7657

DATE: March 21, 2014

RE: South Austin Combined Neighborhood Plan
Case #s: NP-2013-0030, C14-2014-0017 (Westgate), C14-2014-0018 (South Manchaca),
C14-2014-0019 (Garrison Park)

Description of Late Backup Information

The following are emails, letters, and comment forms received since March 20. Also included are request to postpone consideration of the plan from the Western Trails Neighborhood Association and a petition addressing the corner store, cottage lot, and urban home infill options.

From: Leann Land
To: Reilly, Francis
Subject: postponement for adequate review of proposed zoning changes
Date: Thursday, March 20, 2014 12:16:18 PM

Hi Francis,

Western Trails Neighborhood Association would like to ask for a postponement regarding the proposed zoning changes as we feel there has not been adequate time to understand and prepare.

Regards,

Leann Land
WTNA President
O: 512.707.2726
C: 512.699.7586

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I object to special use infill options
cottage lot, urban home, and the
corner store. I do not want to see huge
homes and multiuse homes to ruin my
neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) IRMA FLORES-MANRIGUES

Address 817 ORLAND BLVD

- ☐ I am in favor
(Estoy de acuerdo)
- ☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Concern over Parking limitations - No Front & Side Parking
restrictions; Corner stores, small lots & cottages are not
acceptable in residential core & concern that these may be too
close to residential properties. Concern that density will bring
other parking issues to neighborhood level further small children

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Name (please print)

Elinor May
1605 Sylum glade Austin TX 78748 property

Address 4813 Eagle feather Dr Austin TX 78735



I am in favor
(Estoy de acuerdo)



I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I object to the special use infill
options & design tools to be imposed on
our neighborhood plan, especially corner
lots and small accessory and cottage lots

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) GUADALUPE D SOJA

Address 4414 VERDOLAN
AUSTIN TX 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am AGAINST Infill Options -
Cottage Lot - AGAINST, Secondary Apartment - Against
Corner Store - Against, Garage Placement - Against
Front & Side Yard Parking Ordinance - AGAINST

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Michael Barnes

☐ I am in favor
(Estoy de acuerdo)

Address 2200 Village Way Dr. Austin 78745

☒ I object
(No estoy de acuerdo)

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From: Amy Campney
To: Reilly, Francis
Subject: Comment Form
Date: Thursday, March 20, 2014 9:19:08 PM

Since my scanner is not working, I will type this for you then send it in the mail tomorrow.

Planning Commission Comment Form
Fil #s: C14-2013-0017; C14-2014-0018; C14-2014-0019
Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I object to Cottage Lot, Urban Home and Corner Store infill options. Furthermore, I propose that a conditional use be placed on Secondary Apartment infill options so that they must report changes in impervious cover and all changes trigger notification of neighbors and neighborhood associations. Thereafter, resulting in a hearing for the community to have input into any changes in impervious cover in our flood-prone neighborhood.

I request a postponement of Planning Commission decisions until the next hearing date so that our neighbors can become more informed on plan details.

X I am in favor WITH ABOVE CONDITIONS.

Amy Campney
5406 Fairmont Circle
Southern Oaks Neighborhood Association Member

From: Terri Curtis
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Chimenti, Danette - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Martinez, Mike (Council Member); Tovo, Kathie; Morrison, Laura; Reilly, Francis
Subject: Proposed Zoning Changes SACNP
Date: Thursday, March 20, 2014 11:22:53 AM

Zoning Change Case Number: NP-2013-0030

File Numbers C14-2014-0017, C14-2014-0018, C14-2014-0019

I live in the Garrison Park neighborhood and am opposed to any increase in bike lanes in this neighborhood. I am also opposed to the Corner Store proposal. We already have the Kahbele Montessori School (which I opposed) with two different buildings at Manchaca Road and Berkeley Avenue that causes continuous parking issues on Berkeley as well as causing additional traffic on Manchaca. Having any other retail use in the neighborhood would just bring more traffic congestion.

Having lived in the neighborhood since 1989 I have seen more and more traffic issues with the building of new townhome type residences and the Independence subdivision along Manchaca Road. I believe that the planning commission and city council would serve the neighborhood better by directing their attention to the traffic issues at hand and oppose any developments that would bring more traffic to an already congested area. My understanding is that there is supposed to be an apartment complex built on the vacant land next to the United Heritage Credit Union on Manchaca Road. This will only increase the number of vehicles in an already overcrowded area. This will also impact the safety of children walking to Cunningham Elementary with the increase in foot and vehicular traffic.

The planning commission and city council would also better serve the community if they would spend money on road improvement rather than the multitude of public art installations that are proposed. We need a solid infrastructure... not something to make the current infrastructure look pretty.

Our neighborhood is older and I would like to see it keep its charm and not be gentrified to the point where we can no longer afford to live there because property taxes increase. There are several newer homes that were built in the past few years that are more modern and do not match the style of the neighborhood. Any cottage lot or secondary apartment units would only add to the current congestion.

Thank you for letting me share my thoughts on the proposed zoning changes.

Terri Curtis

512-939-4644

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Would like postponement of 30 days in order
to get more information regarding infill options
and design tool descriptions.

You may also send your written comments to the Planning and Development Review Department, P.O.
Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Jacqueline Frost

☐ I am in favor

(Estoy de acuerdo)

Address 1906 Fair Oaks, Austin

☒ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File #s C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: _____

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Name (please print) Stephanie Turner

☐ I am in favor

Address 4602 Arapahoe Trl. 78745

☒ *(Estoy de acuerdo)*

☒ I object

(No estoy de acuerdo)

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From: Nicole Sanford
To: Reilly, Francis
Subject: Comments opposing C14-2014-0017; C14-2014-0018; C14-2014-0019
Date: Thursday, March 20, 2014 10:12:14 PM

Francis,
Per our conversation, here are my comments for the planning commission...

I oppose any of the proposed ordinances that make it easier for people to not notify their neighbors of changes to property that involve neighbor's loss of privacy (i.e. building 2 or 3 story buildings next door without notice to neighbors and city permitting procedures).

Due to safety issues, I also oppose the Vinson St. property (at the railroad tracks) where an 8 unit development is proposed. It is at a location that will cause not only traffic problems, but it is likely to cause vehicle accidents.

Thanks,
Nicole

PLANNING COMMISSION COMMENT FORM

File #s C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I oppose the adoption of special infill
option & design tools. d

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) RYAN KELLUS TURNER ☐ I am in favor
(Estoy de acuerdo)
Address 4602 Arapahoe TRAIL AUSTIN TX ☒ I object
78745 (No estoy de acuerdo)

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Name (please print) Marion Martin

Address 1409 Redd Street
Austin TX 78745

☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

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File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Great Work!

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Name (please print) David Foster

Address 1502 Forestglade Dr 78745

- ☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

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Comments: _____

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Name (please print) _____

Nancy Martin

Address _____

1409 Redd Street
Austin TX 78745



I am in favor

(*Estoy de acuerdo*)



I object

(*No estoy de acuerdo*)

.....

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From: Kate Spencer
To: Reilly, Francis
Subject: Email from austin texas.gov: South Oaks Neighborhood Homeowner - Supports Mixed Use Development
Date: Thursday, March 20, 2014 5:05:43 PM

This message is from Kate Spencer. [kate.spencer@co.travis.tx.us]

Hi Francis, although I understand that many of my neighbors are leery about restaurants or corner store retail in 78745, I'd like to express my support. I love what's going on in the North Loop area, etc. and think it would be great if we could eventually get more mixed use in our neighborhood. Thank you for all of your hard work on the neighborhood plan. All the best.

From: Deanne Aldridge
To: Reilly, Francis
Subject: Opinion re South Austin Combined Neighborhood Plan
Date: Thursday, March 20, 2014 1:00:21 PM

Although I support most of the South Austin Combined Neighborhood Plan, I do not support the cottage lot and urban home portions, and I'm concerned about the front porch setback option. I believe these options will too drastically reduce the amount of green space (in yards, obviously) in the neighborhoods. I do NOT consider Plum Creek, which was used as an example of the urban home option, to be an example to be emulated. Much of Plum Creek is, in my opinion, sterile and lifeless; it does not encourage community interaction, at least in part because of the lack of space for trees and plants. (I do believe in xeriscaping and the use of drought-resistant plants, but I believe these options allow far too little space in the lots for any types of plants.) If the front porch section allows porches to be closer to the street than is currently permitted, I am opposed to it for the same reason.

I believe that there must be better ways to increase density than with these options.

I appreciate your work on these matters.

Deanne Aldridge
4615 Gillis St.
Austin, TX 78745
(South Manchaca neighborhood)

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I do not believe Urban House or Cottage
are appropriate for Residential Care, but I think
they are fine for Transition zone. Please remove
those options from care but leave them in
the other areas

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Scott WEATHERMAN

Address 1900 FOREST LAKE

☒ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

mit
self
Cami

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JOHN HARVEY WILLIAMS
4610 NEVADA PATH
AUSTIN, TEXAS 78745

MARCH 20, 2014

PLANNING & DEVELOPMENT REVIEW
NEIGHBORHOOD PLANNING
CITY OF AUSTIN

ESTEEMED MEMBERS OF THE PLANNING COMMISSION,

YOU WILL FIND ATTACHED A SURVEY THAT I RECENTLY DID OF SIX BLOCKS ADJACENT TO MY STREET IN WESTGATE. 100% OF THE NEIGHBORS WHO ANSWERED THEIR DOOR WHEN I KNOCKED WERE OPPOSED TO THE INFILL OPTIONS CORNER STORE, COTTAGE LOT AND URBAN HOME. DUE THE SHORT AMOUNT OF TIME I HAD TO CONDUCT THIS SURVEY, I WAS ONLY ABLE TO COVER THE SIX BLOCKS NEAREST TO MY HOUSE ON NEVADA PATH. THERE ARE FOUR OTHER RESPONDENTS WHO DO NOT LIVE NEAR ME BUT THAT I ENCOUNTERED AT LAST NIGHTS NEIGHBORHOOD MEETING AT 5201 BUFFALO PASS. IN SHORT, BASED UPON MY SURVEY THE RESIDENTS OF WESTGATE ARE OPPOSED IN A LARGE MAJORITY TO THE THREE INFILL OPTIONS CORNER STORE, COTTAGE LOT AND URBAN HOME WHICH FORM A PART THE SOUTH AUSTIN NEIGHBORHOOD PLAN. I WOULD RESPECTFULLY REQUEST THAT YOU TAKE THIS INTO CONSIDERATION WHEN DETERMINE WHAT INFILL OPTIONS YOU RECOMMEND TO THE CITY COUNCIL. DURING THE COURSE OF MY SURVEY I OBSERVED THAT EVERYONE I VISITED WITH ABOUT THESE OPTIONS WAS UNAWARE OF THEIR NATURE EVEN THOUGH THEY HAD RECEIVED THE PACKAGE THAT WAS SENT OUT APPROXIMATELY TEN DAYS AGO. AS YOU MAY KNOW, THIS COMMUNITY IS MADE UP OF MOSTLY VERY ELDERLY PEOPLE AND YOUNG PROFESSIONALS WHO ARE MOVING IN AS THE ORIGINAL OWNERS DEPART. DUE TO AGE OR OCCUPATION RESPONDENTS DID NOT HAVE SUFFICIENT TIME TO REVIEW THE EXCELLENT MATERIAL THAT YOU PROVIDED. THE NEIGHBORS WHO HAVE MOVED HERE RECENTLY HAVE DONE SO SPECIFICALLY BECAUSE OF THE NATURE OF THE NEIGHBORHOOD AS IT IS. AS A RESULT, OVER THE LAST FEW YEARS THE NEIGHBORHOOD HAS DRAMATICALLY IMPROVED DUE TO THE CAPITAL INVESTED BY NEW OWNERS IN THE EXCELLENT RENOVATIONS THEY HAVE MADE TO THESE UNIQUE 50S AND 60S RANCH STYLE HOMES. IT IS CLEAR FROM MY SURVEY THAT THE INFILL OPTIONS MENTIONED ABOVE ARE NOT DESIRED BY THE MAJORITY OF THE NEIGHBORS IN WESTGATE AS, IF ADOPTED, THEY WOULD OPEN THE NEIGHBORHOOD TO DEVELOPMENT THE NATURE OF WHICH WOULD CHANGE THE CHARACTER OF OUR NEIGHBORHOOD TO EXACTLY WHAT WE ARE TRYING TO AVOID.

THANK YOU FOR YOUR KIND ATTENTION

JOHN HARVEY WILLIAMS



I LIVE IN THE WESTGATE SECTION
OF SOUTH AUSTIN COMBINED.

I OPPOSE THE CORNER COTTAGE URBAN
STORE LOT HOME

		CORNER STORE	COTTAGE LOT	URBAN HOME
Hector Rendón	4603 Nevada path	✓	✓	✓
Pat Ford	4519 FRONTIER TR	✓	✓	✓
WILLIAM LANCASTER	4505 RIM ROCK PATH	✓	✓	✓
UNCLAS ANDERSON	4503 RIM ROCK PATH	✓	✓	✓
Kiane Burkett	4501 RIM ROCK PATH	✓	✓	✓
Wendy Darnell	4504 RIM ROCK PATH	✓	✓	✓
David Andrew	4502 Frontier	✓	✓	✓
Jessica Rupert	4504 Frontier Trl Austin, TX 78745	✓	✓	✓
Robert Devill	4508 Frontier Trl Austin 78745	✓	✓	✓
Peggy Frasier	4512 Frontier TX 78745	✓	✓	✓
LaNeille Atwill	4520 Frontier Trail 78745	✓	✓	✓
KIM HITCHCOCK	" "	✓	✓	✓
Lera Edwards	4523 Frontier	✓	✓	✓
JENNIFER STULTS	4603 NEVADA PATH	✓	✓	✓
Linda Negro	4603 Frontier Trl.	✓	✓	✓
Stacy Varin	4608 Cactus Lane	✓	✓	✓
DAH EDELSTEIN	4608 CACTUS LN	✓	✓	✓
Idon Schragin	4607 Cactus Ln	✓	✓	✓
Amy Etkes	4607 Cactus Ln	✓	✓	✓
ECKI SEANES	4604 CACTUS LN	✓	✓	✓
PAY TOUNGATE	4604 CACTUS LN	✓	✓	✓
TOANN RAY	4602 CACTUS LN	✓	✓	✓
Beth Smallwood	4504 CACTUS LN	✓	✓	✓
EROG ANDERSON	4502 Cactus Ln	✓	✓	✓
Man S. Hecce	2101 Cimarron Trail	✓	✓	✓
My Roebuck	2105 Cimarron Trail	✓	✓	✓
Lera Nauratyn	2109 Cimarron Trl	✓	✓	✓

I LIVE IN THE WESTGATE SECTION
OF SOUTH AUSTIN COMBINED

I OPPOSE THE CORNER COTTAGE URBAN
STORE LOT HOME

WCHAG. GREIG ^{W. Greig} 2111 CIMARRON TRL	✓	✓	✓
Joe McMurray ^{Joe McMurray} 4607 Packsaddle Pass	✓	✓	✓
CHRIS NELSON ^{Chris Nelson} 2401 REMUDA TR	✓	✓	✓
Vickie Samuelson 2304 Fair Oaks Dr.	✓	✓	✓
Eric Olfersdorf ^{I oppose these} 4604 Frontier Trail 78745	✓	✓	✓
MIKE COSPER 5404 SALEM WALK DR	✓	✓	✓
Larry Ryle 2013 Fair Oaks Dr	✓	✓	✓
Lucina Kuchotsky 2103 Fair Oaks Dr.	✓	✓	✓
Elizabeth Haley 5201 BUFFALO PASS 78745	✓	✓	✓
Ron Juma 4602 Arapahoe TR 78745	✓	✓	✓
Connie Lane 2305 Fair Oaks Dr, 78745	✓	✓	✓

I live in the Westgate section of
South Austin Combined.

I oppose the:		corner store	Cottage Lot	Urban Home
1.	Virginia Kemp 4603 Kiowa Pass Austin, TX 78745	✓		
2.	SUSAN BROWN 4611 Texas	✓	✓	
3.	78745 TRD			
4.	Laura Rodriguez & Emmanuel Tadeo 4612 Texas Trail	✓	✓	
5.	MIKE + KELLI KAUFMAN 4600 Kiowa Pass 78745	✓	✓	✓
6.	Jim + Ellen Walker - 4601 Roundup Tr.	✓	✓	✓
7.	WILLIAM PITCHER - 4604 ROUNDUP TR.	✓	✓	✓
8.	JOHN WILLIAMS <i>John Williams</i>	✓	✓	✓
9.	NOE + ANAYAZ DIAZ 4600 Nevada Path	✓	✓	✓
10.	<i>Sonya G. Gorman</i>	✓	✓	✓
11.	<i>William H. Gorman</i> 4602 Nevada Path 78745	✓	✓	✓
12.	Ronnie Gibson 4604 Nevada Path 78745	✓	✓	✓
13.	LYNN R. GUSTAFSON 28245 1300 SOUTHERN OAKS DR	✓	✓	✓
14.	MARYANN ORR 2204 SOUTHERN OAKS DR 78745	✓	✓	✓
15.	Margaret Roberts, & Ernest Sharpe 2202 Southern Oaks Dr. 78745	✓	✓	✓
16.	Eric McFarlin + Kasia Baranska 5206 N Oak Path 78745	✓	✓	✓
17.	GINNIE TOWELL & P. BERRY DOWIE 2201 SOUTHERN OAKS DR 78745	✓	✓	✓

I live in the Westgate section of
South Austin Combined.

I oppose the:		Corner store	Cottage Lot	Urban Home
18.	BRENDA LANGLEY 3211 Southern Oaks Dr. Austin 78745	✓	✓	✓
19.	Susan Gaetz 5202 Periwinkle Path Austin TX 78745	✓	✓	✓
20.	Steven Duarte 5202 Periwinkle Path Austin TX 78745	✓	✓	✓
21.	Kyla Page 5101 Periwinkle Path Austin TX 78745	✓	✓	✓
22.	JAMIE WISE 5201 PERIWINKLE PATH AUSTIN, TX 78745	✓	✓	✓
23.	Jesse Stockburger 5203 Periwinkle Path Austin, 78745	✓	✓	✓
24.	Anita GARCIA 2100 Village Way Dr 78745	✓	✓	✓
25.	Mark and Lindsey Davis 2206 Village Way Dr 78745	✓	✓	✓
26.	Bj Robinson Jr. 2204 Village Way Dr, Austin, 2602 78745	✓	✓	✓
27.	Michael & Kathy Barnes 2200 Village Way Dr Austin TX 78745	✓	✓	✓
28.	Ann & Carl Becker 5422 Fairmont Circle Austin, TX 78745	✓	✓	✓
29.	Tommye Von Roeder 5422 Fairmont Circle Austin, TX 78745	✓	✓	✓

I live in the Westgate section of South Austin Combined.

I oppose the:		Corner store	Cottage Lot	Urban Home
25	Sylvia Galian 2303 Fair Oaks	✓	✓	✓
26	Ray L. Hamner 3302 Fair Oaks	✓	✓	✓
27	Lazelle McDonald 2306 Fair Oaks	✓	✓	✓
28	Reagan Birt 2309 Fair Oaks Dr.	✓	✓	✓
29	2311 Fair Oaks Hugh & Pat Jander	✓	✓	✓
30	Jerry + Shirley Fasel 2307 Fair Oaks Drive	✓	✓	✓
31	JOHN NUCKOLLS / LAURA COBO 5213 BUFFALO PASS	✓	✓	✓
32	Josephine Colaluca 2309 Southern Oaks Dr.	✓	✓	✓
33	Chris Stevens 2310 Southern Oaks Dr	✓	✓	✓
34	Kelly Doggett 2101 Fair Oaks Dr.	✓	✓	✓
35	Sally Hahn 5208 Buffalo Pass	✓	✓	✓
36	Amy Campney 5406 Fairmont Circle	✓	✓	✓
37	Joan Owens 1709 St Albans Blvd 78745	✓	✓	✓
38	J. Rollin Moore 5202 Buffalo Pass 78745	✓	✓	✓
39	MICHAEL BARNES 2200 Village Way Dr. - 78745	✓	✓	✓

oppose
(Garage
Placement)

I live in the Westgate section of
South Austin Combined.

I oppose the:

		Corner Store	Cottage Lot	Urban Home
40.	PATRICK HEAVY 5201 BUFFALO PASS	✓	✓	✓
41	Lis Healey 5201 Buffalo Pass	✓	✓	✓
42	Jacob Cottingham 5430 Farmout Cir	✓		

Southwood Neighborhood Association

March 21, 2014

City of Austin Planning Commission

%Francis Reilly
Planning and Review Department
francis.reilly@austintexas.gov
Phone: 512-365-4888

PROPOSED ZONING CHANGES TO IMPLEMENT THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN (SACNP) ENCOMPASSING THE WESTGATE, SOUTH MANCHACA, AND GARRISON PARK PLANNING AREAS

File Numbers: C14-2014-0017, C14-2014-0018, C14-2014-0019

The Southwood Neighborhood Association had its bi-monthly meeting Thursday March 20, 2014. Nearby neighborhoods of Salem Walk, Western Trails and Southern Oaks were invited and had representatives present. The main topic of discussion was the recently received notice from the City of Austin titled

NOTICE OF FILING OF APPLICATION, AND OF PLANNING COMMISSION AND CITY COUNCIL PUBLIC
HEARINGS FOR PROPOSED ZONING CHANGES TO IMPLEMENT THE SOUTH AUSTIN COMBINED
NEIGHBORHOOD PLAN ENCOMPASSING THE WESTGATE, SOUTH MANCHACA, AND GARRISON PARK
PLANNING AREAS

For many of the residents present, there was a lot of uncertainty as to the meaning of the letter and the impact that it would have on their residential property. Most had not been aware of the development of the South Austin Combined Neighborhood Plan that occurred over the past year. Of those that had heard of it, many did not understand the authority and impact that it would have directly on their property. During the past week the Neighborhood yahoo list serve and the Nextdoor site has had high volumes of questions and concerns being raised by neighbors trying to understand the meaning of the letter and the proposal.

At the meeting a motion was approved that requests that the neighborhood be given a postponement on this proposed rezoning until they have more time to study and understand the impacts. They want additional time to become educated and to make an informed decision. During this postponement they would like to have the City Planners conduct an educational meeting focusing on the impact of the infill options and design tools presented in the SACNP. They felt that there had not been sufficient time between the time of legal notice to the scheduled time of the Planning Commission meeting.

This letter is Southwood Neighborhood Association's official request for a Postponement of a decision by the Planning Commission on the Proposed Rezoning Case being considered for the South Austin Combined Neighborhood Plan.

Phyllis Joan Owens, President Southwood Neighborhood Association

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

I object to the following "INFILL" options: Small lot amnesty, Cottage Lot, and Secondary Apartment. However, I can be in favor of the Urban Home and Corner Store options to be developed ONLY in the SPECIAL DISTRICT ZONES along Ben White, the Transition Zone located on the North West area of West Gate Boulevard (behind Central Market), and the Transition Zone at the corner of William Cannon and Manchaca.

I also object to all the proposed Neighborhood Design Tools.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Lizeth Gonzales

☐ I am in favor
(Estoy de acuerdo)

Address 5407 Fairmont Circle - Southern Oaks Neighborhood Association

☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After the first public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the previous page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the top of this page
- by writing to the city contacts, listed at the top of this page

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

From: Scott Parker
To: Anderson, Dave - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; bc-danette.chimeti@austintexas.gov; bc-richard.hartfield@austintexas.gov; Jack, Jeff - BC; bc-james-nortey@austintexas.gov; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC
Cc: Reilly, Francis
Subject: OBJECTION: South Austin Combined Neighborhood Plan
Date: Friday, March 21, 2014 9:55:07 AM

Ladies and Gentlemen of the Planning Commission:

My name is Scott Parker, and I am a homeowner at 4524 Frontier Trail, Austin, Texas. My home is within the area designated as the "Residential Core" of the Westgate component of the proposed South Austin Combined Neighborhood Plan.

I have made a lifelong career of working to protect and create parks, open space, and an improved quality of life in America's states, towns and cities. As such, I applaud the Commission's interest in enhancing the livability and quality of life for the residents of Austin. I am also a proponent of thoughtful infill, adaptive reuse, and considered zoning and planning measures. The proposed South Austin Combined Neighborhood Plan (the "Plan") evidences many such ideas and recommendations.

I chose to live in the Westgate neighborhood for a number of reasons, but chief amongst them was the character and quality of the neighborhood. This is a largely intact and unblemished district of modest, well-loved and cared-for single-family ranch homes of the late 1950's and early 1960's. There is genuine pride of ownership from block to block, and significant investment by new residents. It is a diverse neighborhood of original homeowners, young families, and urban professionals. As Austin grows, this neighborhood is increasingly desirable for its many amenities and proximity to Austin's iconic features, such as Barton Springs and South Congress. Consequently, property values are rising, which serves to increase investment and pride of ownership in the neighborhood. Maintaining the integrity of this neighborhood is paramount; however, the proposed Plan contains an element which, while well-intended, could pose disastrous consequences to the residential core, and severely compromise property values and quality of life.

Specifically, the Plan proposes an "Infill Option" within the Residential Core that would permit "Corner Stores" at the streetcorners. "Corner Stores" embraces a number of potential commercial uses, including restaurants, bars, and convenience markets. Attendent to such prospective commercial uses, one can reasonably anticipate increased traffic, congestion, parking issues, litter, noise, safety and crime. Given these negative attributes, the residential character of the residential core is irreversibly compromised and, with that, property values will drop. While it may be the intention of the Plan to "upzone" the neighborhood and provide for new amenities, the reality will be quite the opposite: this is downzoning and, with that, a negative and permanent financial and quality of life consequence will be passed to homeowners in the neighborhood. I feel comfortable asserting that if the Plan is approved with the Corner Store infill option, this amounts to a "taking" of property rights and values.

I strenuously object to the "Corner Store" infill option within any area deemed a "Residential Core Character District (Zoning Districts SF-3 through SF-6)" in the Plan. I urge the Commission to delete this option from the Plan at the March 25 hearing. I plan to attend this meeting, as do many of my neighbors, to demonstrate the neighborhood's opposition to this particular component of the Plan.